

DEVELOPMENT FEES

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PLANNING FEE SCHEDULE

SUBDIVISION	
Pre-Application	\$300—expense used toward Preliminary Plat Fee
Pre-Plat	\$1,200 + \$10/lot
Pre-Plat Extension	\$300
Final Plat	\$800 + \$20/lot
Final Plat Amendment	\$200
Lot Splits	\$300
Minor Land Division	\$500
Development Agreement	0-40 acres - \$1,500; 41-80 acres - \$3,750; 81+ acres - \$7,500
Addressing	\$50/lot

LAND USE/ZONING	
General Plan Amendment: - Major (new) - Minor (amendment)	\$3,500 \$1,500
PADs	\$2,000 + \$30/acre
PADs Amendment	\$1,500
Site Plan: - Residential - Commercial	\$500 + \$15/acre \$600 + \$40/acre
Rezoning (conventional)	MFR+SFR \$600+\$30/acre; Rural Res \$750 Other \$600 + \$40/acre (No Max Fee)
Zoning Text Amendment	\$1,000
Conditional Use Permit	\$500
Temporary Use Permit	\$200
Landscape Review	\$100/sheet

SIGNS	
Comprehensive Sign Pkg. Design Review	\$200
Sign Permits	Fees include Plan Review, Initial Inspection & 1 Re-inspection
One Sign	\$140.00
Each Additional Sign	\$60.00
Grand Openings, Banners, Pennants or Displays	\$25.00 (each event)
2 nd & each additional re-inspection	\$50.00

Unauthorized installation of signs – double the normal fees

MISCELLANEOUS	
Administrative Review	\$500+/- depending on Zoning Administrator Determination
Annexations	\$500
Variances: - Single - Others	\$200/request - \$50 for additional \$500/request - \$100 for additional
Recording Fee	\$250
Abandonment	\$500 + \$100/hour

PUBLIC WORKS FEE SCHEDULE

Report Review	\$750/report for min. 4 hour review + \$100/hr.
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Improvement/Engineering Plan Review

1 st Review	\$200/sheet
2 nd Review	Incl.
Additional Review	\$100/hr.
Miscellaneous Reviews	\$100/hr.
Expedited Review	Double original fee

Landscape Review

1 st Review	\$125/sht.
2 nd Review	Included in 1 st review
3 rd Review	\$80/hr.

Non Subdivision

Grading/Drainage	\$100/sht.
Utility	\$80/sht.

Inspection/Permit Fee

Non Utility	\$45 Base + 4% of Engineer's estimate
Utility	\$50 Base + \$0.12/LF
Reapplication	Base fee
Work without a permit	3 x appl. fee
Asphalt Patching	\$45/base + (\$2.50/sq. ft. x 4%)



BUILDING SAFETY FEES

Building Plans Review Fees

Plans review fees pay for the review of plans to determine compliance with applicable codes and ordinances. Building Plan Review Fees are based on a percentage of the calculated building permit fee with a minimum charge for each application.

- **Building Permit Fees/Inspections**

Building permit fees finances building inspections. Permit fees for new construction and additions are based on the valuation of the project. In addition to the basic level of inspection services, additional inspection services are available through prior arrangement with the Development Services Department and with payment of the appropriate fee. These services include overtime inspections, re-inspection, optional (non-required) inspections and requests or time-specific inspections.

PLAN REVIEW FEES

Plan review fees are due at time of first submittal and shall be based on the applicants stated valuation.

General Plan Review..... 65% of permit fee
(Residential and Commercial) (Includes 1st and 2nd reviews)

Hourly Plan Review Fee..... \$95.00/hour
(Changes/revisions to approved plans, deferred submittals, 3rd and subsequent reviews and other miscellaneous reviews)

For use of outside consultants for plan review.....Actual costs x 1.25

Plot Plan Review.....\$50.00
(Residential standard plans, residential swimming pools, manufactured housing and factory-built buildings)



PERMIT FEES

BUILDING PERMIT FEE SCHEDULE

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00; plus \$3.05 for each additional \$100.00 or fraction thereof to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.

Example of a Permit Fee Calculation

Total Project Valuation of \$150,500:

\$993.75 for the first \$100,000 plus $(5.60 \times 51 = \$285.60)$ = Permit Fee Cost of \$1,279.35

A \$10.00 fee is added for the issuing of each permit.



RESIDENTIAL MINOR ELECTRIC AND PLUMBING PERMITS.....\$70.00

MANUFACTURED BUILDINGS

Single Family Manufactured/Mobile Homes.....\$200

Factory-built Commercial Use Building.....\$2 per perimeter lineal foot per story

DEMOLITION PERMITS.....Determined on case by case basis per size and complexity (Minimum fee of \$23.50)

GRADING & DRAINAGE PERMITS

GRADING PERMIT FEE SCHEDULE	
50 cubic yards (38.2m ³) or less	\$23.50 ²
51 to 100 cubic yards (40 to 76.5m ³)	\$37.00 ²
101 to 1,000 cubic yards (77.2 to 764.6m ³)	\$37.00 for the first 100 cubic yards (76.5m ³), plus \$17.50 for each additional 100 cubic yards (76.5m ³) or fraction thereof.
1,001 to 10,000 cubic yards (765.3 to 7645.5m ³)	\$194.50 for the first 1,000 cubic yards (764.6m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6m ³) or fraction thereof.
10,001 to 100,000 cubic yards (7646.3 to 76,455m ³)	\$325.00 for the first 10,000 cubic yards (7645.5m ³), plus \$66.00 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.
100,001 cubic yards or more (76,456m ³)	\$919.00 for the first 100,000 cubic yards (76,455m ³), plus \$36.50 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.

PERMIT RENEWAL FEES

Permit renewal within 1 year of expiration.....25% of current permit fee

INSPECTION FEES

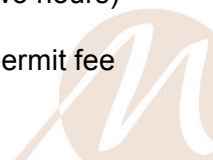
Initial Inspection.....Included with permit fee

If corrections are required, first re-inspection to verify correctionsNo additional charge, included with permit fee

Re-inspection fee.....\$70.00

Inspection outside normal business hours.....\$70.00 per hour
(minimum charge - two hours)

Work commencing before permit issuance..... 2 x the normal permit fee



FIRE PREVENTION

PLAN REVIEW/INSPECTION FEES

Misc. Plan Review Fee.....	\$100/hr
3 rd and Subsequent Reviews.....	\$100/hr
Misc. Inspection Fee.....	\$100/hr
Re-inspection Fee (due to work not ready and failed inspections).....	\$100/hr

FIRE PROTECTION SYSTEMS

Underground Fire Lines (new installations)

1 to 150 ft. of pipe:.....	\$150.00
Each additional 150 ft. or less of pipe:.....	\$100.00
Modifications of existing line:.....	\$100.00

Fee includes two (2) reviews and rough-in inspection of pipe placement, thrust blocks and center loaded pipe and final 200 lb. pressure test and flush of system.

Flow Test

As scheduled.....	\$50.00
Waiting time or required reschedule.....	\$100.00/hr

Automatic Fire Sprinkler Systems (new installations)

<10,000 Square Feet:.....	\$400.00
10,001 to 52,000 Square Feet or fraction thereof:.....	\$400.00
Each additional 50,000 Square Feet or fraction thereof:.....	\$300.00
Each Story above or below add:.....	\$200.00

Fee includes two (2) reviews and rough in and final inspection.
O/T charges add 50% of scheduled rate w/minimum of 2 hrs.

Modifications to Existing Fire Sprinkler Systems

1-20 heads:.....	\$75.00
21-100 heads:.....	\$100.00
101 to 500 heads:.....	\$250.00
Each additional 100 heads:.....	\$350.00
Each story above or below:.....	\$200.00

Residential fire sprinkler system in compliance with NFPA 13 D:.....	\$100.00
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Fee includes two (2) reviews and rough in and final inspection.
O/T charges add 50% of scheduled rate w/minimum of 2 hrs.



Fire Alarm Systems (new installations)

1-1,000 Square feet:.....	\$250.00
1,001-10000 Square feet:.....	\$350.00
10,001-50,000 Square feet:.....	\$550.00
Each additional 10,000 Square feet:.....	\$250.00
Each additional story above or below:.....	\$350.00

Fee includes two (2) reviews and inspection and final ring out of system

Modifications to Existing Fire Alarm Systems

1-5 devices:.....	\$100.00
6 or more devices:.....	\$150.00

Fee includes two (2) reviews an inspection and final ring out of system

Automatic Hood Extinguishing Systems (new installations)

Single System:.....	\$150.00
Multiple Systems-Each system installed at same time w/single actuation:.....	\$75.00
Modification of an existing system (each system):.....	\$75.00

Fee includes two (2) reviews and one inspection and operational test

Automatic Fire Extinguishing Systems (Halon, Dry Chemical Carbon Dioxide, or Clean Agent)

1-5,000 Square feet:.....	\$350.00
Each additional 500 Square feet or fraction thereof:.....	\$200.00

NOTE: The square footage of the largest area protected will be used to calculate the review charge.

Fee includes two (2) reviews and one inspection and operational test

Fire Pumps

Single pump:.....	\$500.00
Multiple pumps (each additional):.....	\$300.00
Modification of existing pump:.....	\$150.00

Fee includes two (2) reviews and field inspection and system test



Standpipes

Up to four risers:.....	\$250.00
Each additional riser:.....	\$100.00
Modification of existing system (per riser):.....	\$100.00

Fee includes two (2) reviews and field inspection and test of system

Plat Reviews

Plat review shall be submitted for review to assure adequate fire hydrant locations, size and adequacy for water supply, size of streets, cul-de-sacs and other features.

Only one charge will be assessed for both preliminary and final plat review.

For Residential plats of less than 1,000 units:.....	\$200.00
For Residential plats of 1,001 to 1,999 units:.....	\$300.00
For Residential plats of 2000 units or more:.....	\$400.00
All other plat reviews:.....	\$200.00

HAZARDOUS MATERIALS

Electronic Data Reporting Required (Encompsol)

Inventory Assessment Fee:.....	\$100/hr
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Compressed Gasses

L.P.G. above ground (new installation):.....	\$200.00
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Flammable or Combustible Liquids

Installation of single above ground tank:.....	\$200.00
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MISCELLANEOUS FEES

Consultation (review of project prior to formal submission):.....	\$100.00/hr
Access Gates:.....	\$75.00

Inspections Mandated by State or Federal Law

Hazardous work inspection:.....	\$75.00
Day Care-Commercial:.....	\$75.00
Day Care-Residential:.....	\$75.00
Adult Care Facility:.....	\$75.00



Educational Facilities

Private:.....\$75.00
State Sponsored:.....Waived

Fireworks/Pyrotechnics

New location:.....\$250.00
\$1.00 to \$1,000.00 (cost of show):.....\$100.00
\$1,001.00 to \$5,000.00:.....\$150.00
\$5,000.00 and up:.....\$250.00

Tents and Canopies

Single Tent:.....\$150.00
Each additional tent:.....\$100.00



DEVELOPMENT IMPACT FEES

Effective schedule as of July 1, 2007						
Residential (Per Unit)	Parks & Recreation	Library	Public Safety	General Government	Transportation	Total
Single Family	\$313	\$450	\$145	\$696	\$3,742	\$5,346
Nonresidential (Per Square Foot)						
Com / Shop Ctr 25,000 SF or less	N/A	N/A	\$0.36	\$0.82	\$9.50	\$10.68
Com / Shop Ctr 25,001-50,000 SF	N/A	N/A	\$0.33	\$0.71	\$8.81	\$9.85
Com / Shop Ctr 50,001-100,000 SF	N/A	N/A	\$0.29	\$0.62	\$7.71	\$8.62
Com / Shop Ctr 100,001-200,000 SF	N/A	N/A	\$0.25	\$0.55	\$6.67	\$7.47
Com / Shop Ctr over 200,000 SF	N/A	N/A	\$0.22	\$0.50	\$5.72	\$6.44
Office / Inst 10,000 SF or less	N/A	N/A	\$0.17	\$1.08	\$5.39	\$6.64
Office / Inst 10,001-25,000 SF	N/A	N/A	\$0.13	\$0.99	\$4.36	\$5.48
Office / Inst 25,001-50,000 SF	N/A	N/A	\$0.11	\$0.94	\$3.72	\$4.77
Office / Inst 50,001-100,000 SF	N/A	N/A	\$0.10	\$0.89	\$3.17	\$4.16
Office / Inst over 100,000 SF	N/A	N/A	\$0.08	\$0.84	\$2.70	\$3.62
Business Park	N/A	N/A	\$0.09	\$0.78	\$3.03	\$3.90
Light Industrial	N/A	N/A	\$0.05	\$0.57	\$1.65	\$2.27
Warehousing	N/A	N/A	\$0.04	\$0.32	\$1.18	\$1.54
Manufacturing	N/A	N/A	\$0.03	\$0.44	\$0.91	\$1.38
*All permits issued on or after July 1, 2007 will be subject to the above fee schedule.						

